

CITY OF AUSTIN
APPLICATION TO SIGN REVIEW BOARD
SIGN VARIANCE

CASE # C16-2013-0011
ROW ID-10962944
TP-0205021005

WARNING: Filing of this appeal stops all affected construction activity.

PLEASE: TYPE AND COMPLETE ALL REQUESTED INFORMATION.

STREET ADDRESS: Hampton Inn & Suites Hotel 200 San Jacinto, Austin 78701

LEGAL DESCRIPTION: Subdivision - RG-1-18 In-lots 1840

Lot(s) 3-6 Block 17 Outlot _____ Division _____

I/We Chandler Signs on behalf of myself/ourselves as authorized agent for

the Hampton Inn & Suites Downtown Hotel affirm that on June 7th, 2013; hereby apply for a hearing before

the Sign Review Board for consideration:

ERECT

Two projecting signs from our building façade in a Commercial zoning district, located within the Austin Downtown Sign District.

ε larger than 35" A-165"
B-88"

If your variance request is for a reduction in setbacks or height limits, please contact Lena Lund with the Electric Utility at 322-6587 before filing your application with this office to discuss your request. The Electric Utility will recommend the board deny your request if it will result in an encroachment into an electric easement or a NESC violation.

NOTE: The Board must determine the existence of, sufficiency of and weight of evidence supporting the findings described below. In order to grant your request for a variance, the Board must first make one or more of the findings described under 1, 2, and 3 below; the Board must then make the finding described in item 4 below. If the Board cannot make the required findings, it cannot approve a sign variance.

Therefore, you must complete each of the applicable Findings Statements as part of your application. Failure to do so may result in your application being rejected as incomplete. Please attach any additional support documents.

VARIANCE FINDINGS: I contend that my entitlement to the requested variance is based on the following findings:

1. The variance is necessary because strict enforcement of the Article prohibits any reasonable opportunity to provide adequate signs on the site, considering the unique features of a site such as its dimensions, landscaping, or topography, because: our \$30,000 sign on the north side of the hotel cannot be viewed as the newly constructed Hyatt Place Hotel and the Whitley apartment building are taller than our building. All of our hotel guests arrive at the hotel from the north on San Jacinto Blvd and cannot locate the hotel as our north sign is not visible. Guests have to circle the block several times in order to find our building due to the lack of signage visibility. The two proposed signs will enable our guests to locate the hotel as they travel south on San Jacinto. The proposed sign listed as "A" on the picture (33' x 5') on the SE corner would be visible for guests as they travel between 5th and 8th street. The proposed sign listed as "B" on the picture (24' x 3'8") on the NE corner would be visible to guest as they between 5th and 2nd street and arrive at the hotel. The new Hyatt Place Hotel has a blade sign that extends from their building and it also blocks the front visibility of our hotel. The Hyatt Place was built 20' from our building only separated by a one lane alley and the two buildings have a similar exterior color that makes it look like one building as you approach them from the north.

OR,

2. The granting of this variance will not have a substantially adverse impact upon neighboring properties, because: To the south of our building is the Austin convention center parking garage and they have signage on the building façade. Our proposed two projecting signs on the front of our building would not interfere with the visibility of the parking garage. The entrance to the parking garage is located a half block from our hotel with 2nd street separating the two buildings.

OR,

3. The granting of this variance will not substantially conflict with the stated purposes of this sign ordinance, because: the new Hyatt Place Hotel is built so close to our hotel that our guests cannot locate our hotel. As you come down San Jacinto from 9th street there is a huge change in road elevation. From the 9th street area you are more eye level with the upper floors of our building which warrant the larger blade sign that is proposed for the SE corner of our building. When you get between 3rd and 5th street you are looking at the street level or lower floors of our building which is where we have proposed placing the smaller blade sign on the NE corner. Also from the 3rd to 5th street areas you have to look past the traffic lights, trees along the roadway, and the Hyatt Place sign in order to locate our building. Currently with no extending signs on our building you will drive right past it and have to circle the block.

AND,

4. Granting a variance would not provide the applicant with a special privilege not enjoyed by others similarly situated or potentially similarly situated, because: the new Hyatt Place Hotel and the Whitley apartment building have recently been built and have blocked our current scripted signage on the north side of the building. Both of these two buildings are taller than our 16 story

building. The Whitley apartment building is a residential building so they do not have guests looking for their location daily. The Hyatt Place has a blade sign extending from their building as well as a scripted sign at the top of the NE corner of their building so they have two signs that is visible to the direct guests to their hotel. We currently have no signage visible to our guests due to the two new buildings. By approving out two proposed blade signs would be equivalent to what the Hyatt Place has.

APPLICANT CERTIFICATE -- I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Signed Don Jackson Mail Address 200 San Jacinto

City, State & Zip Austin, TX 78701

Printed Don Jackson Phone 512-744-0828 Date 6/7/2013

OWNERS CERTIFICATE -- I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Signed Rm Mail Address 200 San Jacinto

City, State & Zip Austin, TX 78701

Printed Roger Millar Phone 512-472-1500 Date 6/7/2013

ADDITIONAL INFORMATION TO BE SUBMITTED WITH COMPLETED APPLICATION:
(FAILURE TO SUBMIT ALL THE REQUIRED MATERIALS WILL RESULT IN NON-
ACCEPTANCE OF THE APPLICATION. **LATE BACKUP MATERIAL WILL BE
ACCEPTED UNTIL 9:00 A.M. THE MONDAY PRIOR TO THE MEETING. THERE
WILL BE NO EXCEPTIONS.)**

SITE PLAN: Must be drawn to scale, showing present and proposed construction
and locations of existing structures on adjacent lots.

All Sign Review Board cases must submit location and
elevation drawings, drawn to scale, in addition to the site
plan required.

APPLICATION FEES: Residential	\$360.00
All Other	\$660.00

Please be advised that the Board can only hear so many cases a month, therefore, first come, first served.

Please be advised that a request for reconsideration must be filed within 10 days from the Board meeting.

If you need assistance completing this application (general inquires only) please Susan Walker, 974-2202 or Diana Ramirez, 974-2241, 505 Barton Springs Road, 1st floor, Development Assistance Center

NOTE: ALL VARIANCES EXPIRE 1 YEAR (12 MONTHS) FROM DATE OF APPROVAL BY BOARD AS STATED IN SECTION 25-1-217 OF THE LAND DEVELOPMENT CODE UNLESS BOARD DEEMS OTHERWISE.



SUBJECT TRACT



ZONING BOUNDARY

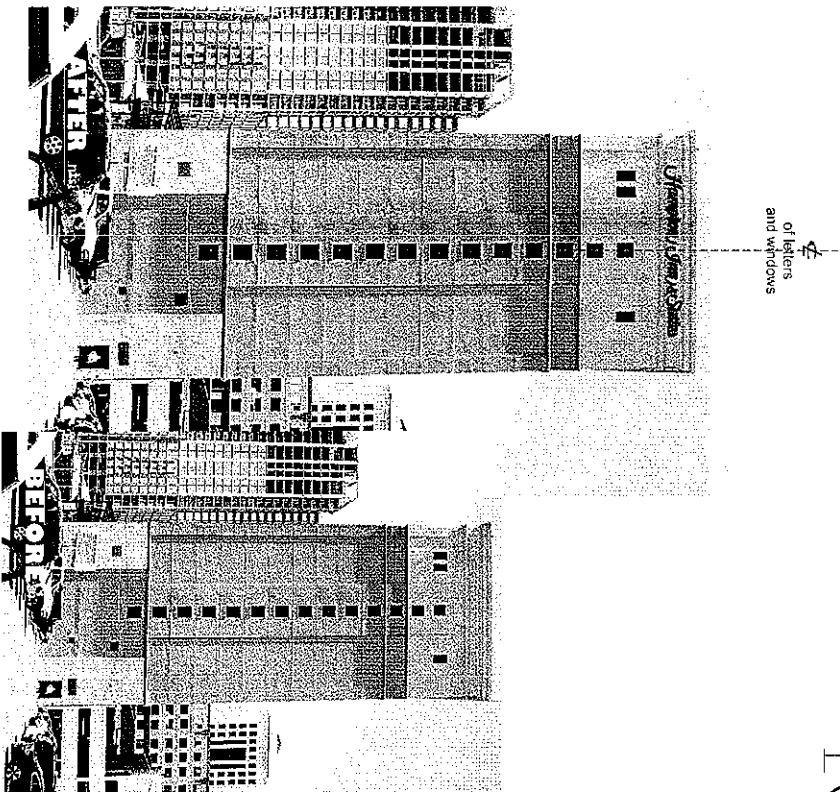
CASE#:
LOCATION: C16-2013-0011
200 San Jacinto



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by the Planning and Development Review Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

(1) Hampton Hotel with script signage being installed on north side prior to the Hyatt Place and Whitley Apartments being built.



5'-0"

45'-1 7/8"

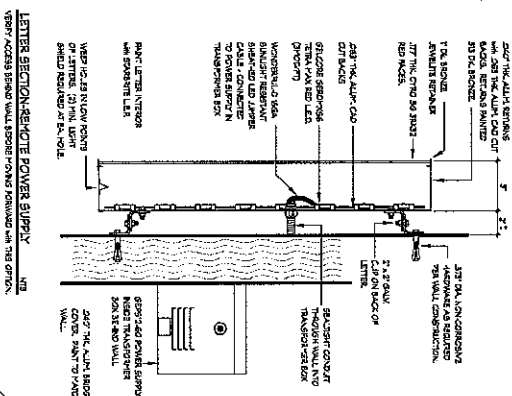
Hampton Inn & Suites

SIGN 

1/8" = 1'-0"

Scope of Work:
Manufacture and install one (1) set of remote channel letters.

NOTE:
Letters are to be installed on top of moldings.
Exact field survey required prior to fabrication.



TYPICAL REMOTE CHANNEL LETTER SIGN



Design #	09-1716
Sheet	1 of 1
Client	Hampton Inn & Suites
Address	200 San Jacinto Blvd. Austin, TX
Account	Bill Teel
Rep.	PC
Designer	6/4/09
Date	

Drawn	
Check	
Estimating	
Art	
Engineering	
Landscaping	

Revision / Date

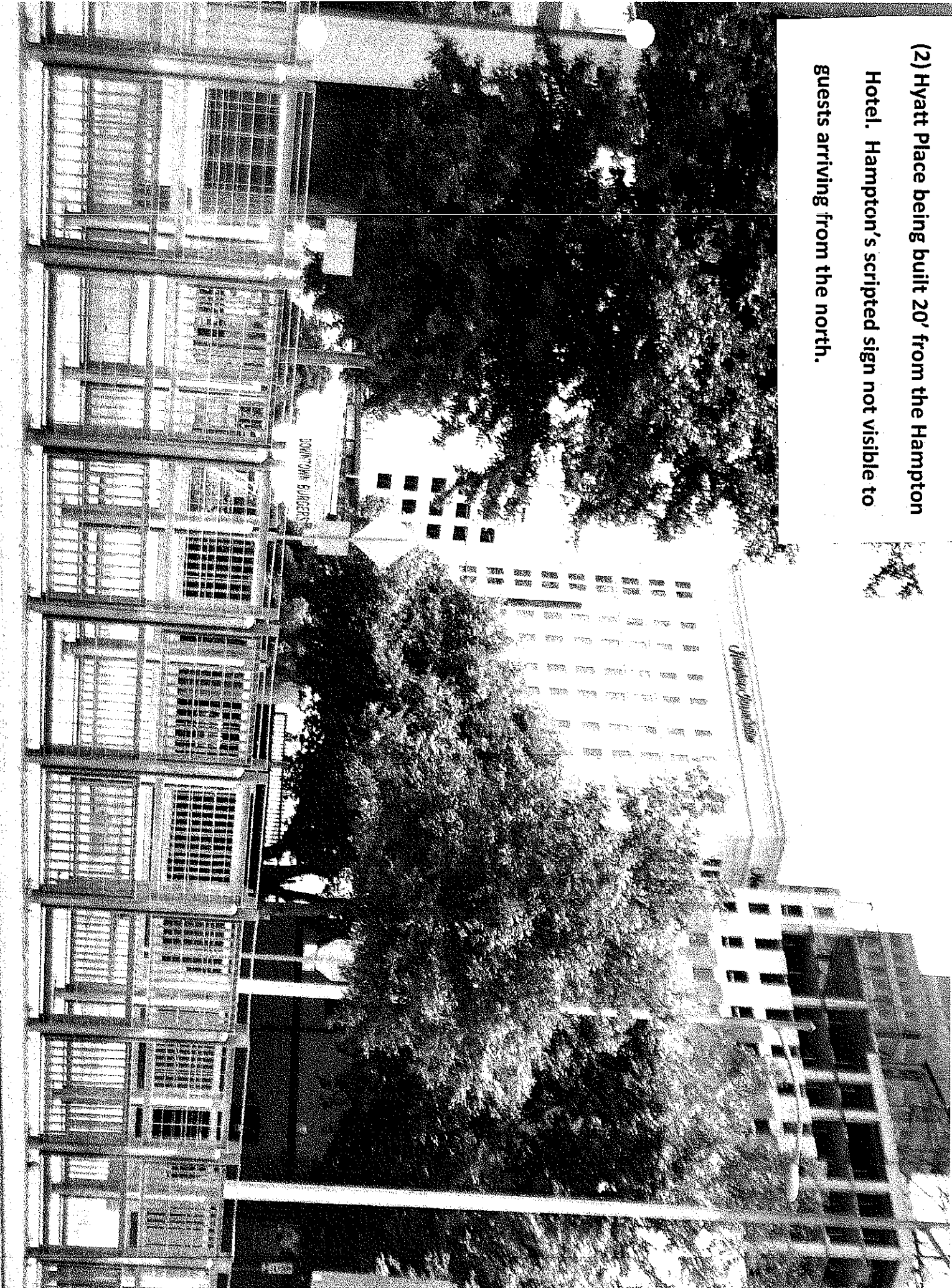


www.chandler-signs.com

3201 Macgregor Way, Suite 100, Austin, TX 78728
214-402-2800 Fax 214-402-2814
10000 Macgregor Way, Suite 100, Austin, TX 78728
214-402-2800 Fax 214-402-2814
2420 Hyde Way, Suite 100, Austin, TX 78728
214-402-2800 Fax 214-402-2814
10000 Macgregor Way, Suite 100, Austin, TX 78728
214-402-2800 Fax 214-402-2814
10000 Macgregor Way, Suite 100, Austin, TX 78728
214-402-2800 Fax 214-402-2814



(2) Hyatt Place being built 20' from the Hampton
Hotel. Hampton's scripted sign not visible to
guests arriving from the north.



(3) Picture taken from 7th street, Hampton
not visible due to Whitley Apartments &
Hyatt Place hotel.

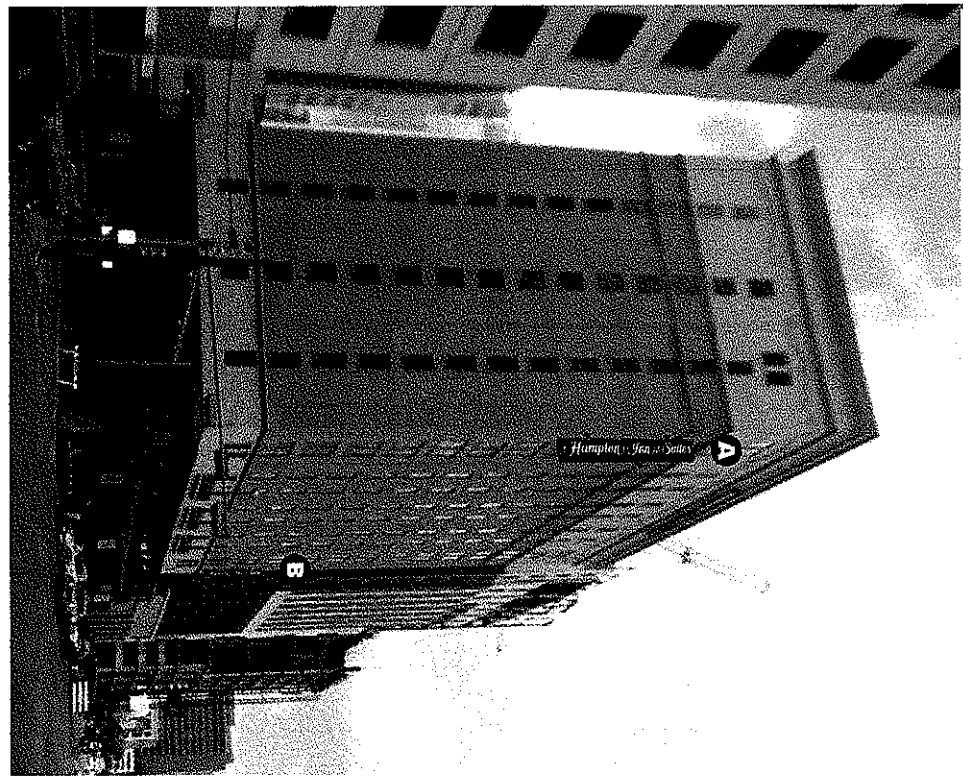


(4) Picture taken from 5th street, Hampton not visible. Hyatt Place blade sign hard to see because of trees, light posts and small size of sign.



(5) Noted on building facade are the (2) proposed

blade signs for the Hampton Hotel. Sign "A" is 33' x 5' and sign "B" is 24' x 3'8".



PROPOSED NOT TO SCALE



Design #	12-1806R1
Sheet	5 of 5
Client	Hampton Inn & Suites
Address	SAN JACINTO BLVD. AUSTIN, TEXAS
Account	Bill Teel
Designer	SDM
Date	8/02/12
Approval / Date	
Revisions / Date	
Notes	

Chandler Signs
3200 S. Lamar Blvd., Suite 100, Austin, TX 78746
Tel: 512.444.4444 Fax: 512.444.4444
www.chandler-signs.com

Final Electrical Connection by Customer

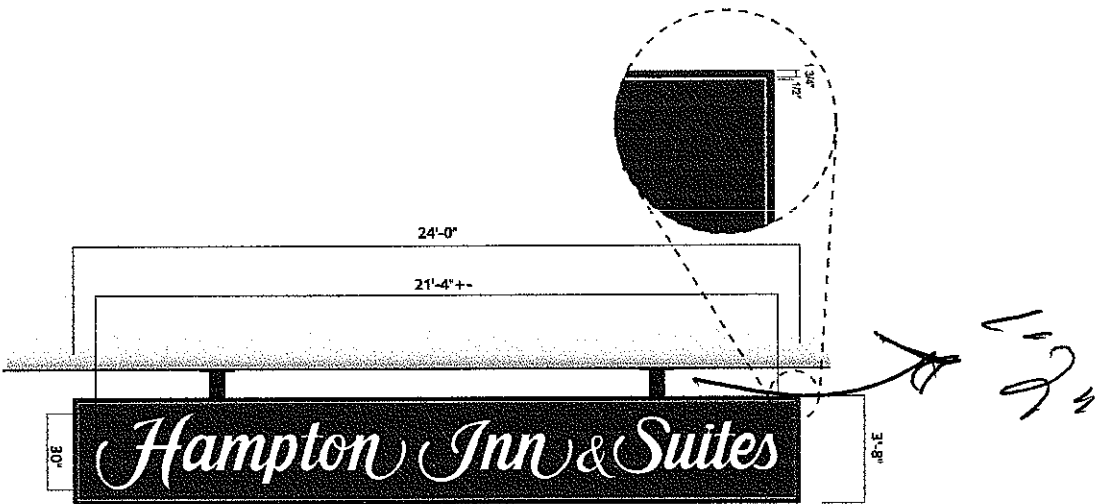
5



2.0"

END VIEW

[illegible]



D/F BLADE SIGN:

FABRICATED ALUMINUM D/F SIGN CABINET /
PAINTED MATTHEWS MP45906 BLUE (PMS 2755C)

FLEXIBLE BLEED FACES W/ 1ST SURFACE VINYL
GRAPHICS

3M (OR APPROVED EQUIV.) 3650-53 RED VINYL BORDER

3M (OR APPROVED EQUIV.) 3650-10 OPAQUE
WHITE INSET BORDER

3M (OR APPROVED EQUIV.) VTB 12674 OPAQUE BLUE
VINYL BACKGROUND W/ WEED-OUT SHO-THRU
WHITE "HAMPTON INN" GRAPHICS

INTERNALLY ILLUMINATED W/ 800ma DAYLIGHT
H.O. LAMPS

STEEL TUBE SUPPORTS W/ STEEL MOUNTING
PLATES / PAINTED TO MATCH PMS 425C GRAY
(SMOOTH FINISH)

EXACT BUILDING SURVEY REQUIRED

B D/F BLADE SIGN - OPT. 1 SCALE: 1/4"=1'-0"
(1) REQUIRED - MANUFACTURE & INSTALL

END VIEW



1'-6"



Design #	12-1806R1
Sheet 3 of 5	
Client	Hampton Inn & Suites
Address	SAN JACINTO BLVD. AUSTIN, TEXAS
Account	Bill Teel
Designer	SDM
Date	9/02/12
Approval / Date	
Client	
Site	
Estimate	
By	
Checked	
Revisions / Date	
RLSDPN-3/6/13	

Chandler Signs
www.chandler-signs.com
304 N. GREGORY, SUITE 100
DALLAS, TEXAS 75208
TEL: 214-343-1234 FAX: 214-343-1234
1031 E. RINGBROOK DRIVE, SUITE C
DALLAS, TEXAS 75208
TEL: 214-343-1234 FAX: 214-343-1234
1465 BRIDGE AVENUE, SUITE 200
DALLAS, TEXAS 75208
TEL: 214-343-1234 FAX: 214-343-1234
1364 S. GREGORY AVENUE, SUITE 100
DALLAS, TEXAS 75208
TEL: 214-343-1234 FAX: 214-343-1234
1031 E. RINGBROOK DRIVE, SUITE C
DALLAS, TEXAS 75208
TEL: 214-343-1234 FAX: 214-343-1234

FINAL ELECTRICAL CONNECTION BY CUSTOMER

UL

Walker, Susan

From: Bill Teel <[REDACTED]>
Sent: Monday, June 24, 2013 2:44 PM
To: Walker, Susan
Cc: Sara Ralstin; Regina Cunningham; Jessica Sellars
Subject: RE: Sign Variance for Hampton Inn & Suites - San Jacinto Blvd. - Austin, TX

Susan, the width of the sidewalk is 18'4". The sign only projects 5'10" off the side of the building, so we are significantly less than 2/3 the width of the sidewalk. Please let us know if you need anything else. Thanks, Bill

From: Bill Teel
Sent: Monday, June 24, 2013 2:34 PM
To: Susan.Walker@austintexas.gov
Cc: Sara Ralstin; Regina Cunningham; Jessica Sellars
Subject: Sign Variance for Hampton Inn & Suites - San Jacinto Blvd. - Austin, TX

Susan, the blades sign that is 4'8" in width projects of the building 1'2" for a total projection of 5'10". I will let you know the width of the sidewalk as soon as I hear back from the hotel, which should be any minute now. Thanks, Bill